



# BROWNFIELDS AREA-WIDE PLANNING PROJECT: CHICOPEE WEST END

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October 17, 2011





# Agenda

- Economic Feasibility
- Reuse/Redevelopment Options
- Public Meeting



# Market Feasibility







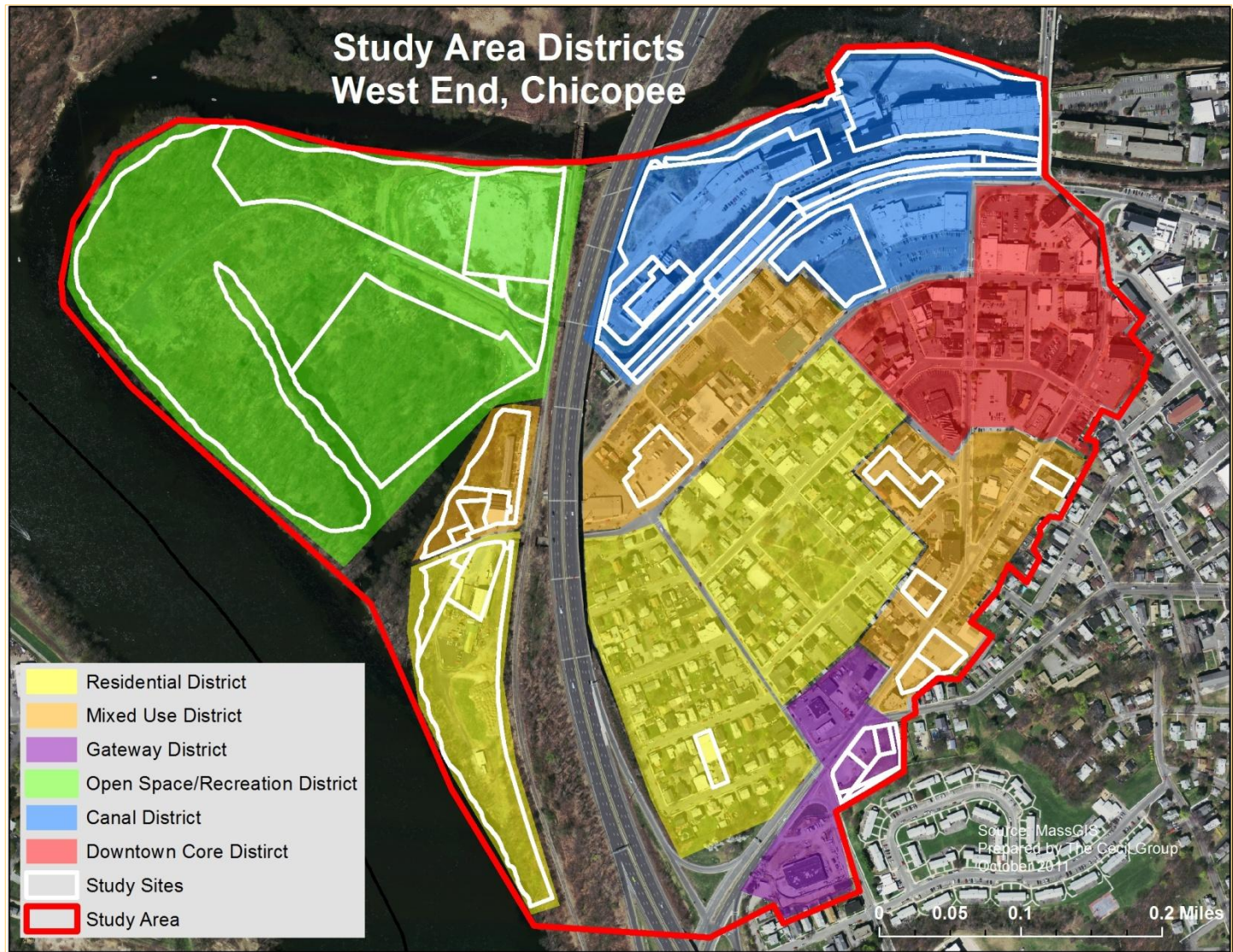
# Reuse/Redevelopment Options

## ■ Six Districts

- Canal
- Residential
- Mixed Use
- Downtown Core
- Gateway
- Open Space/Recreation



# Study Area Districts





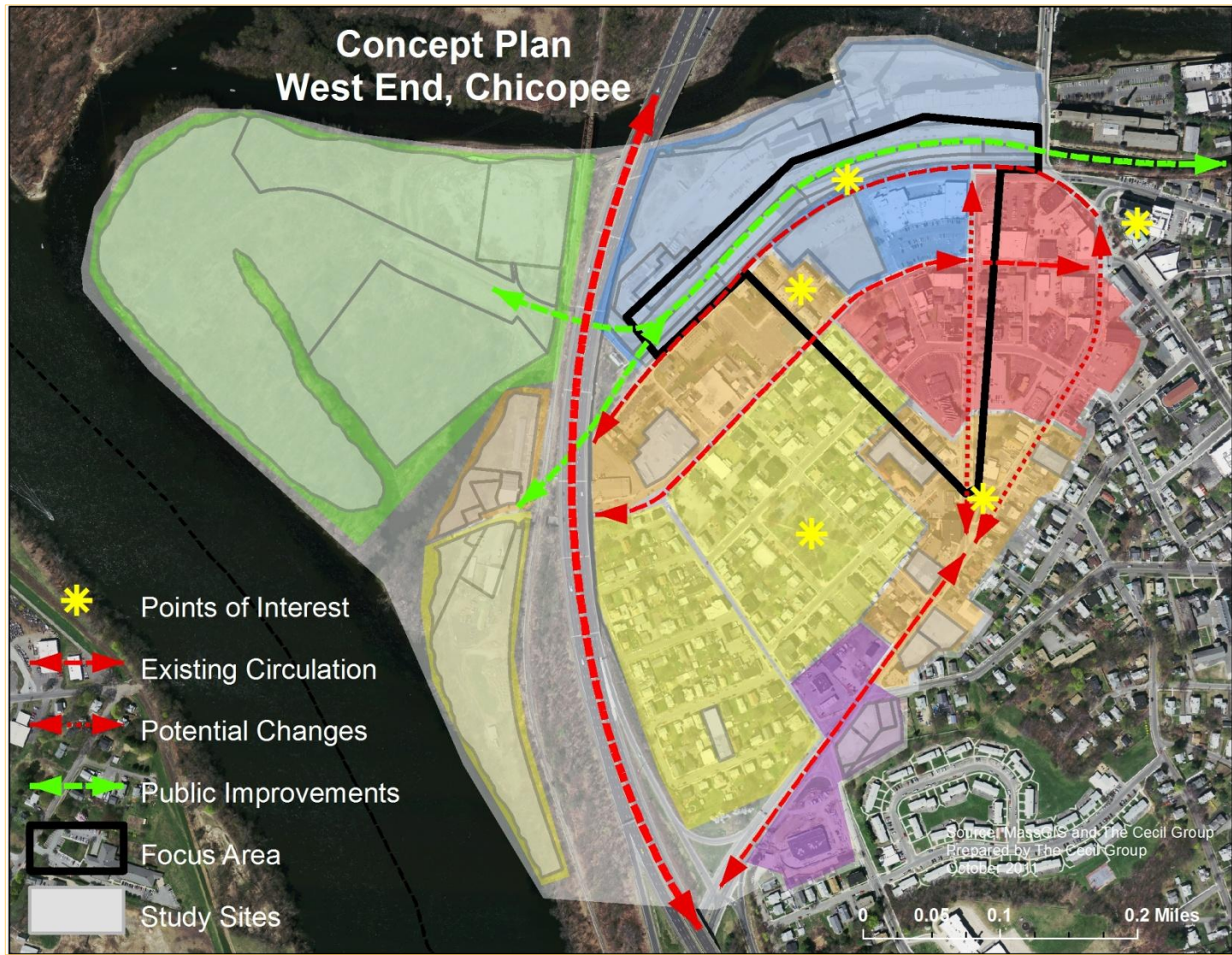


# Concept

- Focus on Mills, Canal and Corridors
  - Redevelopment of mills to spur reinvestment in other areas of West End
  - New public amenities (canal and green space) to connect to existing/future green space
  - Potential changes to existing circulation patterns



# Concept Plan





# Canal District

- Cabotville Mill Complex
- Former Lyman Company
- City Frontage
- Front Street







# Canal District

## *Mill Properties*

### ■ Possible Uses

- Technology and general business incubator
- Housing for <35 and 55+ y.o. residents
- Canal path and green space
- Mixed use properties south of Front Street

### ■ Strengths

- Successful technology parks in the region
- Ames Privilege apartments successfully occupied
- Canal path would extend Chicopee Center canal walk and open up views to canal and mills

### ■ Weaknesses

- Requires subsidies



# Canal District

## ■ Case Studies: Technology Parks

- STCC Technology Park (former Armory), Springfield

*15.3 acre site*

*Includes tech-based and light manufacturing companies, also Springfield Business Incubator*

- Cummings Center (former United Shoe Machinery Corp), Beverly

*>2 million SF in 7 buildings*

*>500 businesses*

*Includes office, lab and medical space; also on-site amenities*





# Canal District

- Case Studies:  
Converted Mill  
Housing
  - Ames Privilege in Chicopee
  - 94 family apartments and  
11 commercial spaces
  - Affordable units included





# Canal District

- Case Studies: Mixed-Use Redevelopment
  - Robertson on the River in Taunton, MA
  - 6.6 acres overlooking the Taunton River
  - 64 affordable apartments
  - 18,000 SF of commercial space
  - Includes playground, green space and basketball court
  - Project used state historic tax credits





# Canal District

- Case Studies: Mixed-Use Redevelopment
  - Former Anwelt Shoe Factory in Fitchburg
  - Redeveloped into MassInnovation Center
  - 86 units of mixed-income senior housing
  - Office space and a charter school
  - Roof has one of the largest solar arrays in the state





# Canal Concept





# Canal Concept





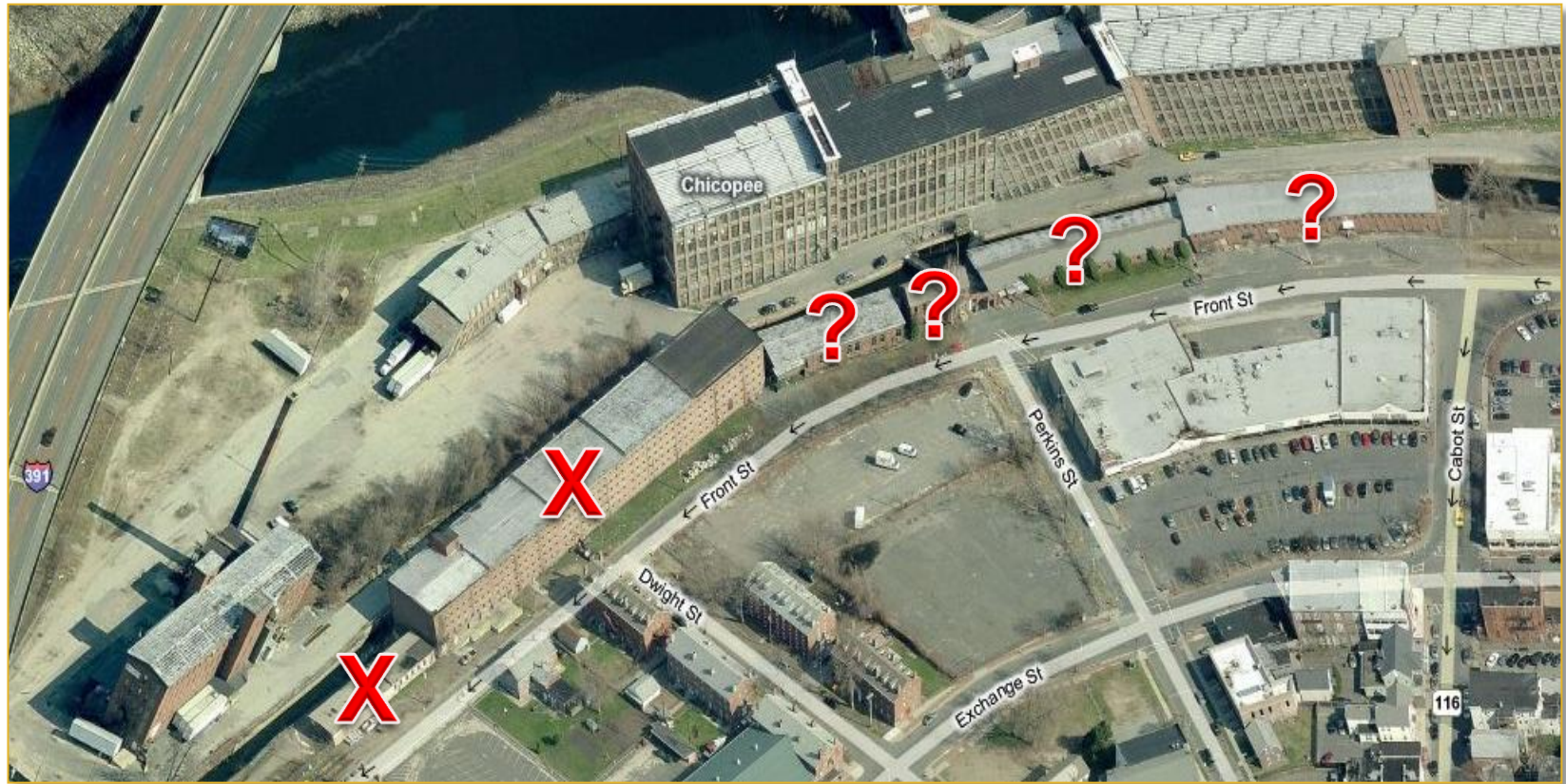
# Canal Concept





# Canal District

- Demolish Buildings along Front Street





# Canal District: Daylight the Canal

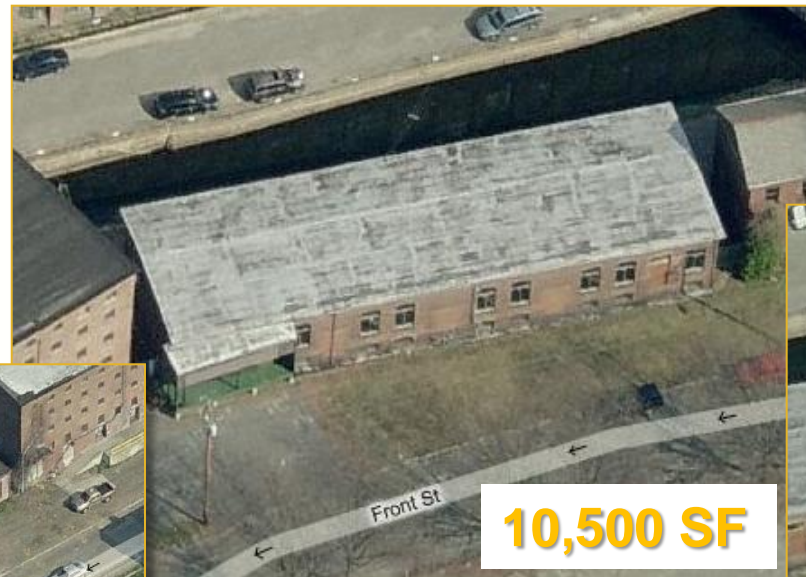
- Demolish Lyman Building on Front Street





# Canal District: Daylight the Canal

- Demolish Buildings along Front Street to extend canal path and create green space (west to east)





# Canal District

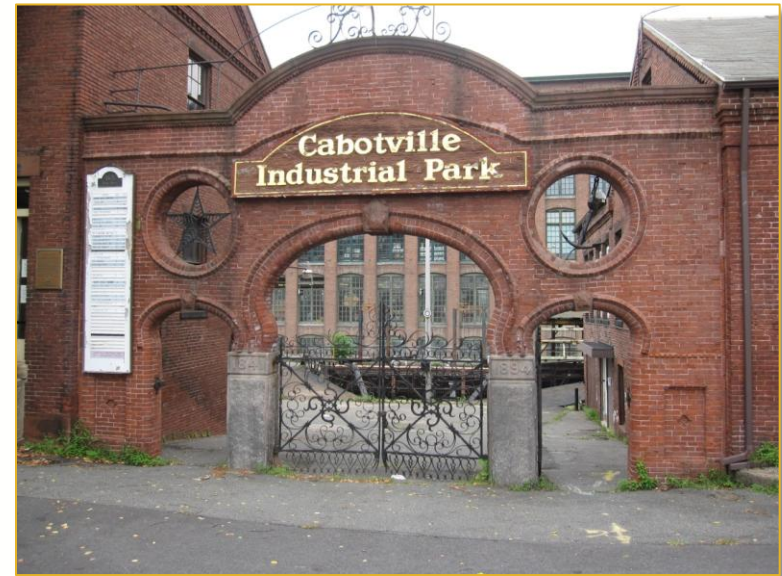
- Demolish Buildings along Front Street





# Canal District

- Keep Entrance to Cabotville Industrial Park





# Canal Concept





# Canal Concept





# Canal District

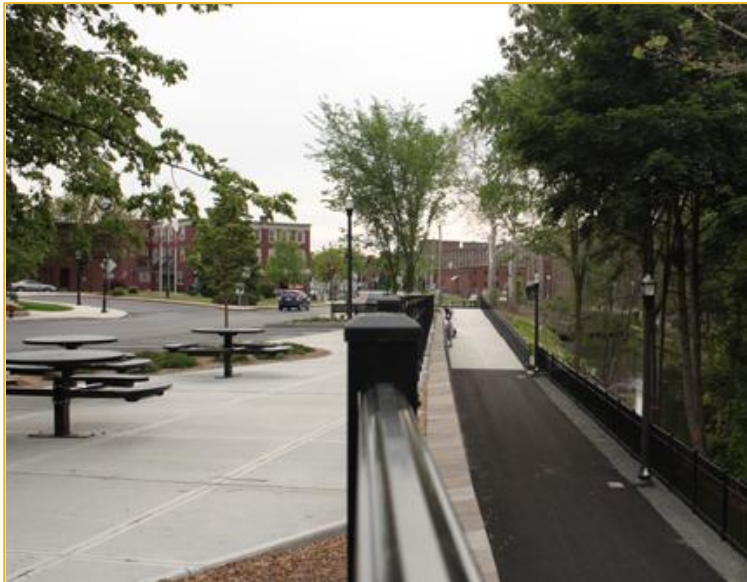
- Case Studies: Canal Paths Through Buildings
  - Richmond, VA and Boston, MA





# Canal District

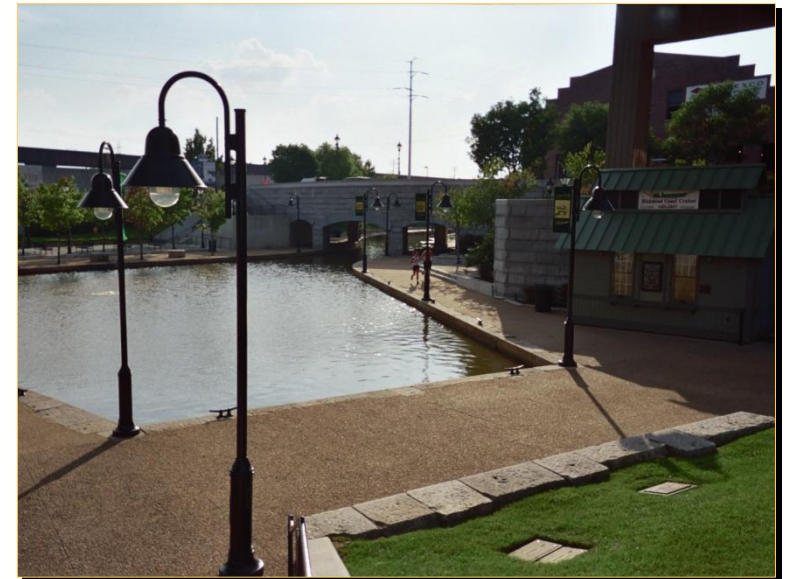
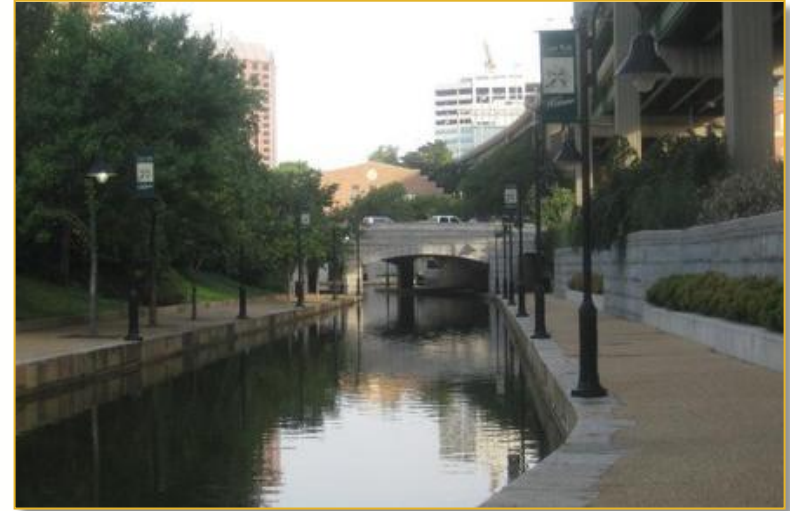
- Case Studies: Canal Paths
  - Chicopee Center Canal Walk (Davitt Bridge to Grape St)





# Canal District

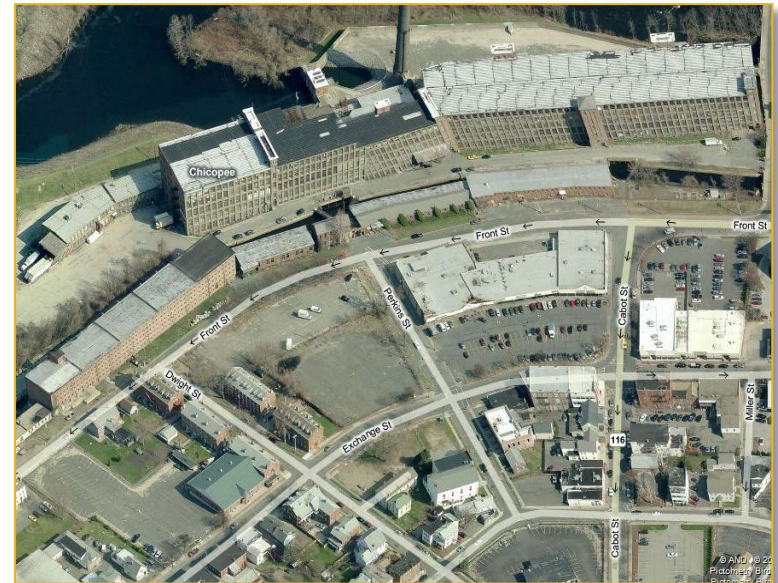
- Case Studies: Canal Paths
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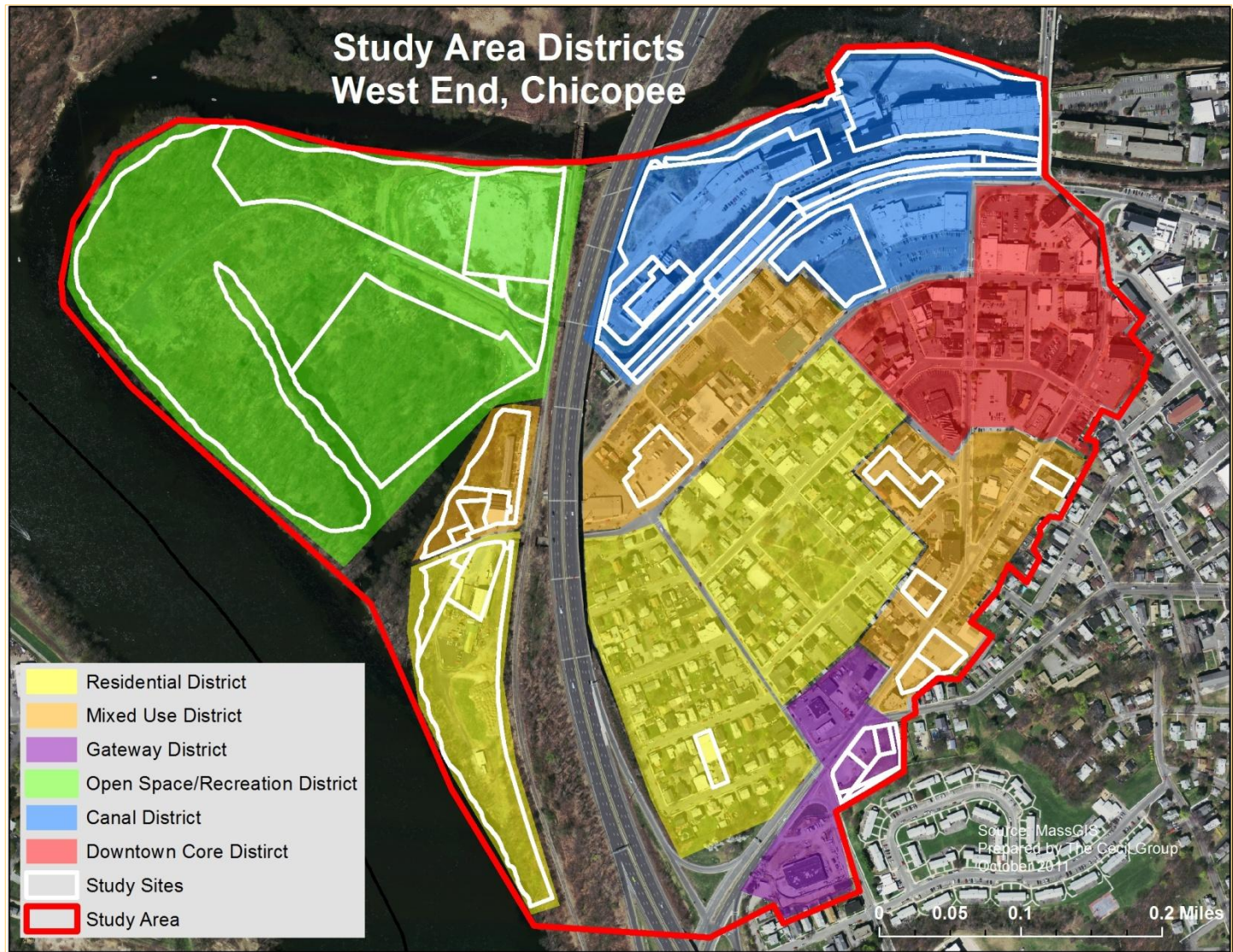
# Canal District

- Redevelop Properties and Reorient Buildings South of Front Street





# Residential Districts





# Residential District

- Riverfront Property (south of Exchange)
- Chicopee Water Department





# Residential District

## *Riverfront Property (south of Exchange)*

### ■ Possible Uses

- Housing
- Excursion/charter boats

### ■ Strengths

- Attractive river views
- Waterfront access

### ■ Weaknesses

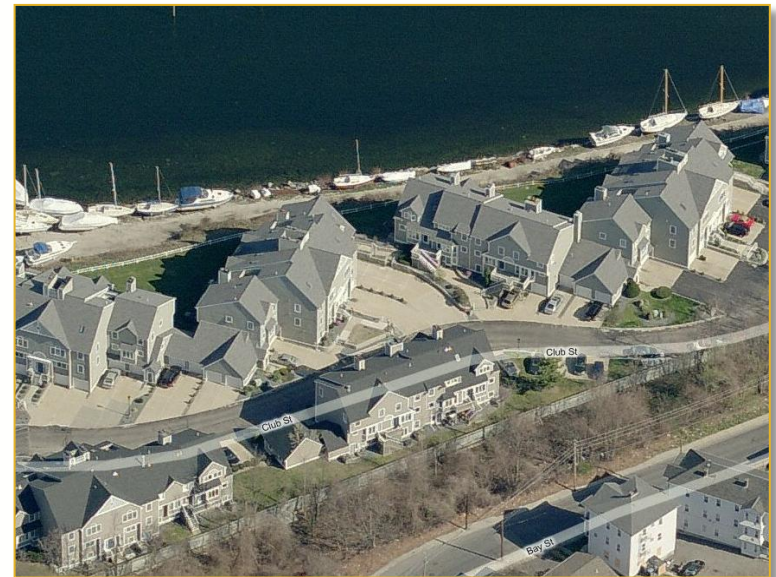
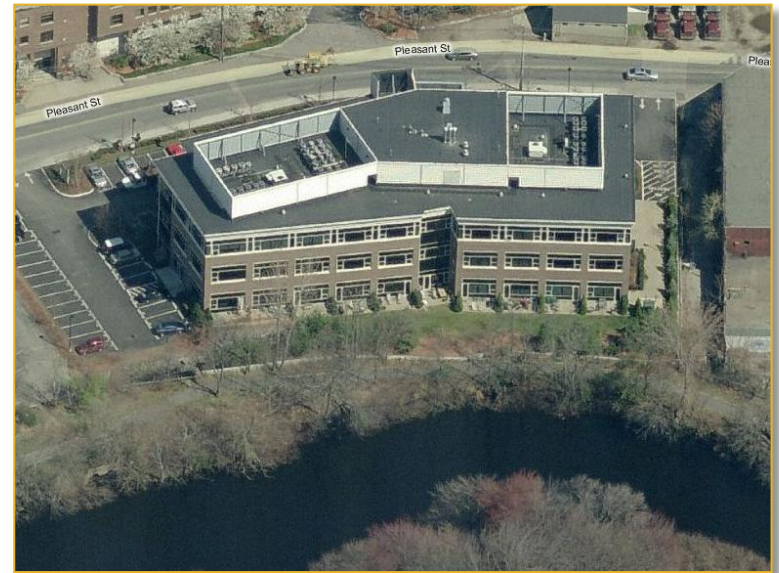
- Limited housing market; must create unique product
- Tourism limited





# Residential District *Riverfront Property*

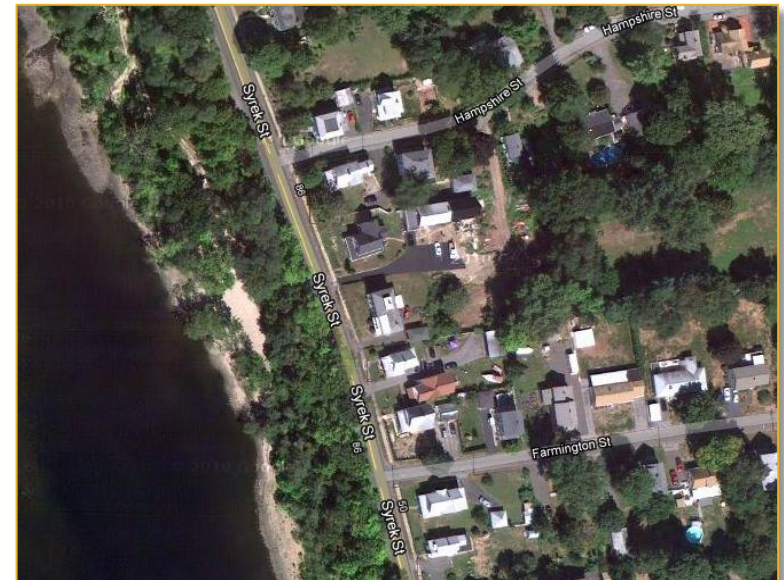
- Case Studies:  
Waterfront Housing
  - Riverbank Lofts, Watertown
  - The Landing at South Park, Fall River





# Residential District *Riverfront Property*

- Charter Boats and  
DCR Boat Ramps







# Residential District

## *Chicopee Water Department property*

### ■ Possible Uses

- Housing for middle-income residents
- Community center with community garden

### ■ Strengths

- Surrounded by residential neighborhood
- Access on two streets
- Parking on site
- Could provide gathering place and resources

### ■ Weaknesses

- Limited housing market
- No yard with development



# Residential District

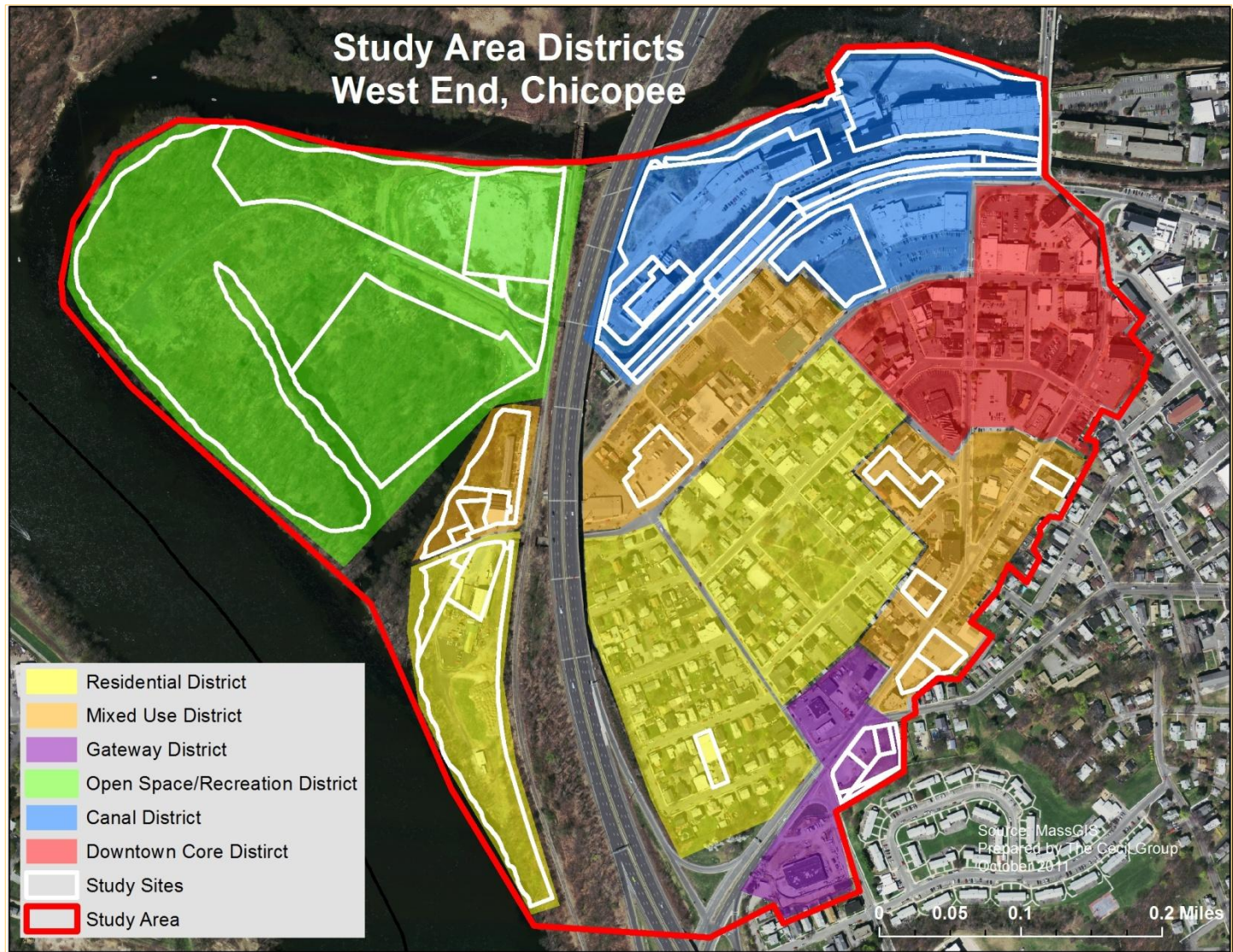
## *Chicopee Water Dept.*

- Case Studies:
  - Community Center and Garden
  - Greenleaf Community Center, Springfield (top)
  - Community Garden, Cambridge (bottom)





# Mixed Use Districts





# Mixed Use Districts

- Former Racing Oil
- Center Street Parking Lot
- Former VOC Building
- Collegian Court
- Former Freemason's Lodge
- Former Mathis Oldsmobile







# Mixed Use District

## *Collegian Court*

### ■ Possible Uses

- Commercial
- Neighborhood market

### ■ Strengths

- Located near major commercial/retail uses
- Ample on-site parking to support uses

### ■ Weaknesses

- Indirect link to downtown
- Limited market





# Mixed Use District

## *Infill Sites*

### ■ Possible Uses

- Small retail
- Office

### ■ Strengths

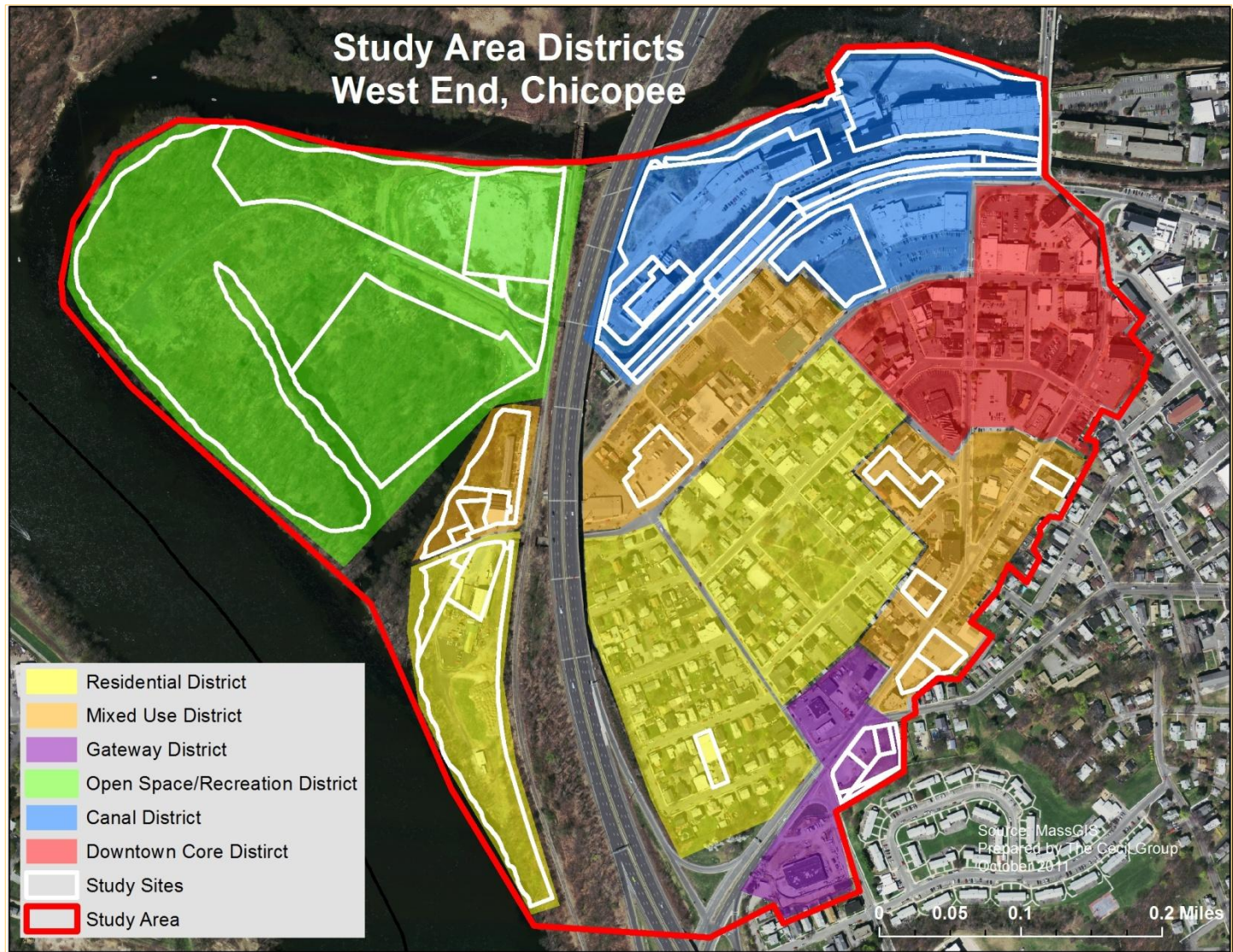
- Located on major through-streets (Center and Exchange streets)
- Similar uses on adjacent properties

### ■ Weaknesses

- Lack of demand for office space
- Medical offices would not likely renovate a building



# Gateway District





# Gateway District

- Former Mobile Service Station







# Gateway District

## *Former Mobile Service Station*

### ■ Possible Uses

- Placeholder Gateway

### ■ Strengths

- Create attractive entrance to downtown
- Add open space in downtown
- Adequate size (1.02 acres) for future development

### ■ Weaknesses

- 50-year deed restriction on property (no residential, playground/recreation area, hospital, child care, and more)
- Would not add to city's tax base



# Gateway District

## *Former Mobile Station*

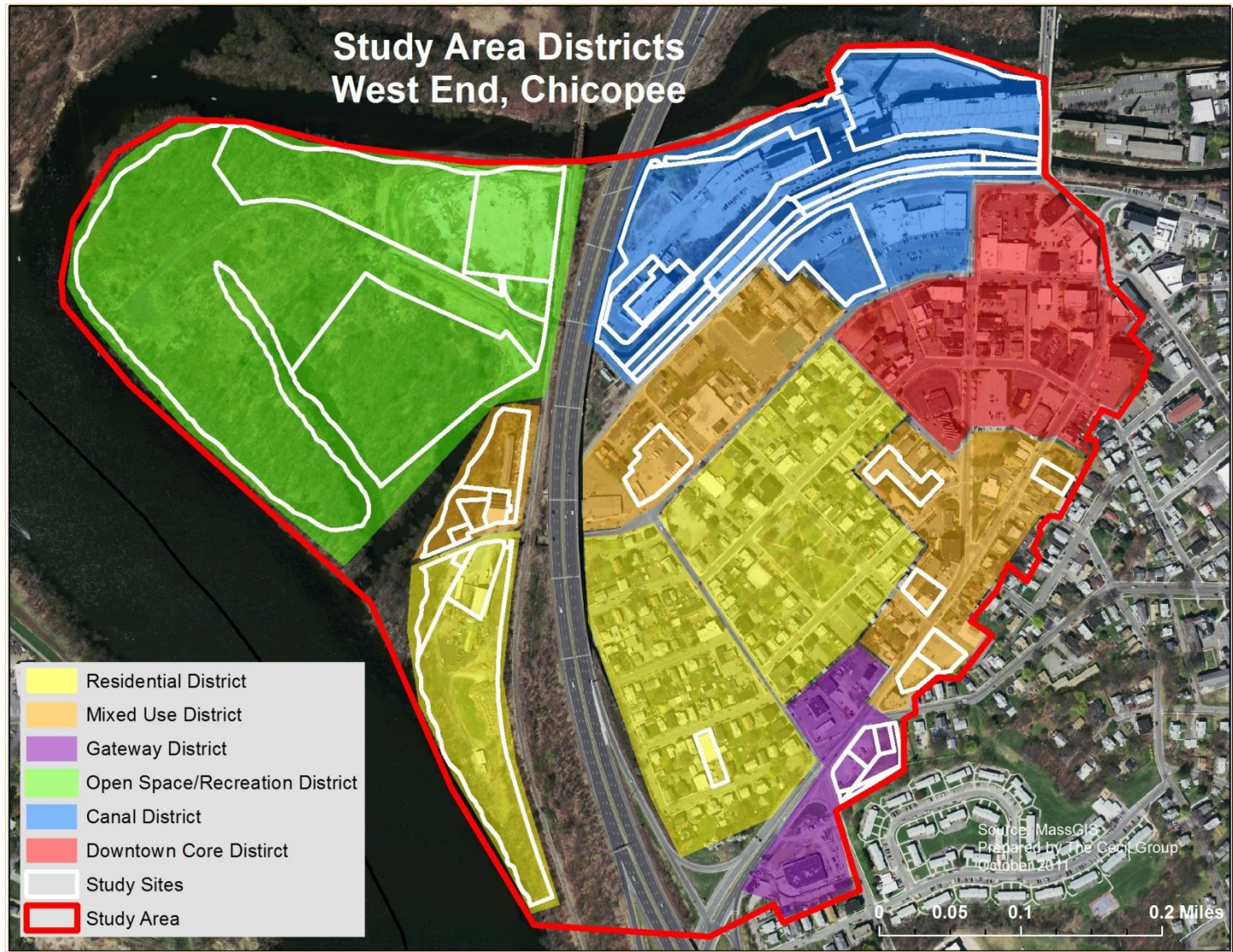
### ■ Gateways

- Olympic Park
- Chinatown Surface Artery Gateway, Boston
- Lenox





# Open Space/Farming District





# Open Space/ Farming District

- Former Delta Park
- City Property (former Hampden Steam Plant)







# Open Space/Productive Use

## *City Property and Former Delta Park*

### ■ Possible Uses

- Tree farm (or other agricultural use)
- Solar farm (ground-mounted PV)

### ■ Strengths

- Tree: Ample land (approx. 24 upland acres) and demand for tree farms in area
- Solar: Demand for Solar Renewable Energy Credits and array could generate roughly 4 MGW

### ■ Weaknesses

- Tree: Difficult access (farm equipment) and potential soil issues (need well-drained)
- Solar: Federal solar cash grants expire in December and solar projects are largely uneconomical without them



# Productive Use

- Example of Tree Farms
- Paul Bunyan's Farm on Fuller Road
  - In business for 25 years
  - Specialize in Fraser Fir Trees
  - 13 acres under cultivation
  - Turn away 100+ customers a year (demand increasing)
  - Have pesticide license
  - Slight interest in expanding





# Productive Use

- Examples of Solar Farms
  - Pittsfield: former industrial park (top)
  - Westborough: open land near RR track (bottom)
  - Also Springfield, Haverhill and other projects





# Productive Use

- Examples of Access
  - Tunnels below RR tracks
  - Kennesaw, GA (left)
  - Jefferson County, CO (right)
  - Malvern, PA (right top)







# Next Steps

- Upcoming Public Meetings (Public Library)
  - Saturday, Oct. 22, 9:30 a.m.
  - Tuesday, Dec. 13, 6 p.m.
  - Wednesday, Jan. 11, 6 p.m.
- Stakeholder Group Meetings
  - Tuesday, Nov. 8, 10 a.m.
  - Tuesday, Dec. 13, 10 a.m.
- Plan
  - Projects, phasing, metrics



An aerial photograph of the Chicopee West End area, showing a mix of residential and commercial buildings, parking lots, and streets. A large, light-colored rectangular area is visible in the upper left, possibly a construction site or a large lot. The map includes labels for various streets such as Interstate 391, Exchange Street, Cabot Street, Lehigh Street, Mill Street, and others. The title 'BROWNFIELDS AREA-WIDE PLANNING PROJECT: CHICOPEE WEST END' is overlaid in large, bold, black letters on a semi-transparent white background.

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